BOOK 10115 PG 624

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 MAryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Chun Hua Dai
7409 Birkdale Place
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies
d/b/a/ SunBelt National Mortgage
P.O. Box 781639
Dallas, TX 75378

MAP AND PARCEL:
MAP 142-10
GROUP
PARCEL 152

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, South Harpeth Construction Co. Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Chun Hua Dai, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Birkdale Place, of record in Book 7900, page 971, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to South Harpeth Construction Co. Inc. by deed from Wolfgang Sauermann of record in Book 9648, page 705, Register's Office for Davidson County, Tennessee.

This is improved property known as 7409 Birkdale Place, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chun Hua Dai, married, her heirs and assigns, forever; and South Harpeth Construction Co. Inc., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10115 PG 625

Witness our hand this the 3rd day of July, 1996.

South Harpeth Construction Co., Inc.

By: _____
Joel Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Joel Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other officer authorized to execute the instrument) of South Harpeth Construction Co., Inc.the within named bargainor, a corporation, and that he as such Vice President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of July, 1996.

_____
NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,350.00.

_____
AFFIANT

Subscribed and sworn to before me this 3rd day of July, 1996.

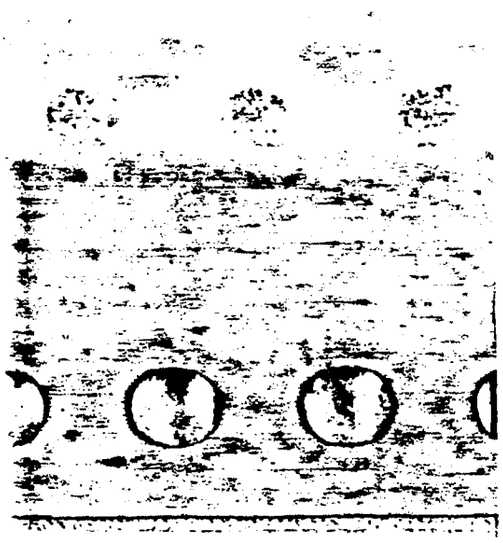
_____
NOTARY PUBLIC Thomas I. Bottorff

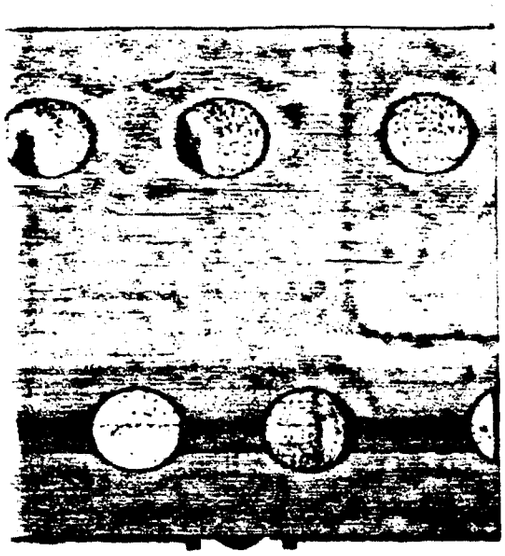
My Commission Expires: March 2, 1998

3222 07/09 0701 03CHECK 579.91

96 JUL -9 PM 3:50

0201752
IDENTIF. + REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10115 PG 626

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 154350.00
CON TX 570.91
PRFEE 1.00
WDEED 8.00
TOTAL 579.91
CHECK 579.91

07/09/96 01 15:58 0001 3222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201752
IDENTIF. ↑ REFERENCE

96 JUL -9 PM 3:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1060928